

**MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE CITY OF
TULSA, OKLAHOMA,**

scheduled for Wednesday, August 10, 2022, at 5:00 P.M in the City Council Chamber, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK, to transact all business as set out in Notice and Agenda posted in the Office of City Clerk, Room 260, One Technology Center, 175 E. 2nd St., Second Floor, Tulsa, OK on Friday, August 5, 2022, at 4:03 P.M.

An addendum was posted on Tuesday, August 9, 2022, at 10:56 A.M.

CALL TO ORDER

Chair Decter Wright called the meeting to order at 5:10 P.M.

ROLL CALL:

Hall-Harper	Absent	Dodson	Present
Cue	Present	Decter Wright	Present
Patrick	Present	Lakin	Present
McKee	Present	Fowler	Present
Arthrell-Knezek	Present		
	Present:	8	
	Absent:	1	

STAFF PRESENT

Jeff Stephens, Senior Assistant City Attorney
Lori Doring, Secretary to the Council
Brandon Worley, Council Staff

1. RECEIPT & FILING OF MINUTES

- a. No items this week.

2. APPOINTMENTS & REAPPOINTMENTS

- a. Priscilla Harris – Reappointment to the Tulsa Authority for the Recovery of Energy; term expires July 31, 2025. (Attended 12/13 meetings.) (CD-9) [PW 8/3/22; CC 8/10/22] 22-670-1
- b. Shannon Starr – Reappointment to the Human Rights Commission; term expires July 1, 2025. (Attended 3/5 meetings.) (CD-6) [PW 8/3/22; CC 8/10/22] 22-686-1
- c. Austin Bond – Reappointment to the Board of Adjustment; term expires May 10, 2025. (Attended 52/60 meetings.) (CD-4) [PW 8/3/22; CC 8/10/22] 22-650-1

Public Comments:
John Huffines – 2.a – 2.c.

Councilor Cue moved to approve 2.a – 2.c. Councilor Lakin seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Dodson	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
McKee	Yea	Fowler	Yea
Arthrell-Knezek	Yea		
Yeas: 8	Nays: 0	Absent: 1	Abstentions: 0

Motion carried.

3. **PUBLIC HEARINGS**

- a. No items this week.

4. **MAYOR’S ITEMS**

- a. Mayor's report on community events, briefing on City activities, City efforts, and new business.

There was no report.

4.b was read and voted on separately.

- b. **AMENDED LANGUAGE:** Consideration and possible approval, adoption, denial, amendment or revision of a Resolution to award bid for the sale of General Obligation Bonds, Series 2022, in the sum of sixty-four million, six hundred eighty thousand dollars (\$64,680,000.00), awarding the sale to the lowest and best bidder. **(Emergency Clause)** [PW 8/10/22; CC 8/10/22]

Public Comments:
Kathy McDonald – 4.b.

Melissa Westfall from Hilborne and Weidman, Bond Counsel, addressed the Council.

There was Council discussion.

Councilor Cue moved to approve 4.b. Councilor Lakin seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Dodson	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
McKee	Yea	Fowler	Yea
Arthrell-Knezek	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Councilor Cue moved to approve the emergency clause on 4.b. Councilor Lakin seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Dodson	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
McKee	Yea	Fowler	Yea
Arthrell-Knezek	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

- c. Consideration and possible approval, adoption, denial, amendment or revision of Change Order No. 1 to Contract No. 136689 between the City of Tulsa and Gradeline Construction, LLC, for Project No. 144063-S, in the amount of seventy-one thousand, five hundred dollars (\$71,500.00) for additional work to

lower the existing waterline on Bridge #333, located at 1300 S. 177th E. Ave. (CD-6) [PW 8/3/22; CC 8/10/22] 22-655-2

- d. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by John 3:16 Mission, Inc. of property located at 575 N. 39th W. Ave., Parcel 357, Unplatted, for the John 3:16 Mission Hardesty Renew Center Project. (CD-1) [CC 8/10/22] 22-688-1
- e. Consideration and possible approval, adoption, denial, amendment or revision of a Utility Easement Donation by John 3:16 Mission, Inc. of property located at 3707 W. Edison St. N., Parcel 358, Unplatted, for the John 3:16 Mission Hardesty Renew Center Project. (CD-1) [CC 8/10/22] 22-689-1
- f. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by John 3:16 Mission, Inc. of property located at 3707 W. Edison St. N., Parcel 359, Unplatted, for the John 3:16 Mission Hardesty Renew Center Project. (CD-1) [CC 8/10/22] 22-690-1
- g. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by John 3:16 Mission, Inc. of property located at 575 N. 39th W. Ave., Parcel 360, Unplatted, for the John 3:16 Mission Hardesty Renew Center Project. (CD-1) [CC 8/10/22] 22-691-1
- h. Consideration and possible approval, adoption, denial, amendment or revision of a Detention Easement Donation by John 3:16 Mission, Inc. of property located at 575 N. 39th W. Ave., Parcel 361, Unplatted, for the John 3:16 Mission Hardesty Renew Center Project. (CD-1) [CC 8/10/22] 22-692-1
- i. Consideration and possible approval, adoption, denial, amendment or revision of a Public Highway or Roadway Easement Donation by John 3:16 Mission, Inc. of property located at 3707 W. Edison St. N., Parcel 396, Unplatted, for the John 3:16 Mission Hardesty Renew Center Project. (CD-1) [CC 8/10/22] 22-693-1
- j. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by John 3:16 Mission, Inc. of property located at 575 N. 39th W. Ave., Parcel 400, Unplatted, for the John 3:16 Mission Hardesty Renew Center Project. (CD-1) [CC 8/10/22] 22-694-1
- k. Consideration and possible approval, adoption, denial, amendment or revision of a Storm Sewer Easement Donation by Michael E. Levinson of property located at 2551 E. 67th St. S., Parcel 2A, Muzingo Hill Addition, for the 67th & Birmingham Drainage Improvements Project. (CD-2) [CC 8/10/22] 22-695-1
- l. Consideration and possible approval, adoption, denial, amendment or revision of a Waterline Easement Donation by Saint Francis Hospital South, LLC of property located at 10501 E. 91st St., Parcel 324, Saint Francis South Addition, for the Saint Francis South Project. (CD-7) [CC 8/10/22] 22-696-1
- m. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Charney Properties, Inc., Kourtis Property Management, Inc., and Simmons Property Management, Inc. of property located at 7325 N. Lakewood Ave., Parcel 402, Cherokee Expressway Industrial District Addition, for the North Tulsa Commerce Center Project. (Outside of City Limits) [CC 8/10/22] 22-697-1
- n. Consideration and possible approval, adoption, denial, amendment or revision of a Sanitary Sewer Easement Donation by Bird Creek Ranch Limited Partnership and the Guy Pickard Trust, dated December 16, 2014, of property located at 6457 E. 76th St. N., Parcel 403, Unplatted, for the North Tulsa Commerce Center Project. (Outside of City Limits) [CC 8/10/22] 22-698-1

- o. Consideration and possible approval, adoption, denial, amendment or revision of a deaccession of objects that were removed from federal land, the Wupatki National Monument, in 1939, from the Gilcrease Museum to affiliated tribes in accordance with the Native American Graves and Repatriation Act (NAGPRA) and federal regulations. [CC 8/10/22] 22-700-1
- p. **ADDENDUM:** Consideration and possible approval, adoption, denial, amendment or revision of a Special Event Application: Sip'n Slide scheduled for August 13, 2022, at 114 W. Archer St. (CD-4) [CC 8/10/22]

Public Comments:
John Huffines – 4.d, 4.h, 4.i.

Councilor Cue moved to approve 4.c – 4.p. Councilor Lakin seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Dodson	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
McKee	Yea	Fowler	Yea
Arthrell-Knezek	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

5. AUTHORITIES, BOARDS & COMMISSIONS

- a. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application Z-7663 from OL, CH, and RM-0 to CH with an Optional Development Plan for property located at the NE/c of E. 37th St. S. and S. Peoria Ave. requested by Lou Reynolds. (Property owner: S. Peoria, LLC) (CD-9) (TMAPC voted 7-2-0 to recommend **APPROVAL** of CH zoning with an Optional Development Plan.) [UED 8/3/22; CC 8/10/22; CC 8/24/22] 22-671-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application PUD-349-A abandoning PUD-349 for property located at the NE/c of E. 37th St. S. and S. Peoria Ave. requested by Lou Reynolds. (Property owner: S. Peoria, LLC) (CD-9) (TMAPC voted 7-2-0 to recommend **APPROVAL** of PUD-349-A.) [UED 8/3/22; CC 8/10/22; CC 8/24/22] 22-672-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Application PUD-423-A abandoning PUD-423 for property located at the NE/c of E. 37th St. S. and S. Peoria Ave. requested by Lou Reynolds. (Property owner: S. Peoria, LLC) (CD-9) (TMAPC voted 7-2-0 to recommend **APPROVAL** of PUD-423-A.) [UED 8/3/22; CC 8/10/22; CC 8/24/22] 22-673-2

Public Comments:
Chad Hotvedt – 5.a.
Tim Clark, Sr. – 5.a – 5.c.
Norma Harris – 5.a – 5.c.
Lou Reynolds – 5.a – 5.c.

Dwayne Wilkerson from the Tulsa Planning Office addressed the Council.

There was Council discussion.

Councilors invited residents of the Brookside neighborhood who were in the audience to address the Council. The residents who spoke were Carol Klenda, Darlene Irons, and John Huffines.

Councilor Fowler moved to continue 5.a – 5.c to the 5:00 P.M. City Council meeting on Wednesday, August 24, 2022, in the City Council Chamber. Councilor Cue seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Dodson	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
McKee	Yea	Fowler	Yea
Arthrell-Knezek	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

6. ORDINANCES - FIRST READING

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to appropriate forty-eight thousand dollars (\$48,000.00) from revenue received within the Kendall Whittier Improvement District Fund. [UED 8/10/22; CC 8/10/22; CC 8/24/22] 22-704-2
- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to recognize and make supplemental appropriations of one hundred eighty-five thousand, five hundred dollars (\$185,500.00) from revenues to be received within the Non-Grant Miscellaneous Special Revenue Fund. [UED 8/10/22; CC 8/10/22; CC 8/24/22] 22-705-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to transfer unencumbered and unexpended appropriation balances of six hundred eighty-nine thousand, nine hundred fifty-seven dollars and ninety-two cents (\$689,957.92) between accounts within the Community Development Block Grant Fund. [UED 8/10/22; CC 8/10/22; CC 8/24/22] 22-706-2
- d. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to transfer unencumbered and unexpended appropriation balances of three hundred sixty-seven thousand, one hundred four dollars and fifty-nine cents (\$367,104.59) between accounts within the Home Investment Partnership Grant Fund. [UED 8/10/22; CC 8/10/22; CC 8/24/22] 22-707-2

Without objection, items 6.a – 6.d were forwarded to the next Council meeting.

7. ORDINANCES - SECOND READING

7.a was read and voted on separately.

- a. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance providing for the issuance of General Obligation Bonds of 2022, in the amount of sixty-four million, six hundred eighty thousand dollars (\$64,680,000.00); authorizing at election duly called and held for such purpose, prescribing form of bonds; providing for the registration thereof; providing for a system of registration for uncertificated registered public obligations; providing levy of annual tax for payment of principal and interest on the same; fixing other details of the issue. **(Emergency Clause)** [PW 8/3/22; CC 8/3/22; CC 8/10/22] 22-668-2

Public Comments:
Kathy McDonald – 7.a.

Melissa Westfall from Hilborne and Weidman, Bond Counsel, addressed the Council.

Councilor Cue moved to approve 7.a. Councilor Lakin seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Dodson	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
McKee	Yea	Fowler	Yea
Arthrell-Knezek	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

Councilor Cue moved to approve the emergency clause on 7.a. Councilor Lakin seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Dodson	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
McKee	Yea	Fowler	Yea
Arthrell-Knezek	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

- b. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance closing a portion of a street located at 5151 W. 51st St., that is part of W. 50th St. S. between Lot Four (4), Block One (1) and Lot Four (4), Block Two (2) of Austin's Subdivision, to close the street due to being inadvertently excluded from the legal description of the 2018 Resolution of the Tulsa County Commissioners, requested by Nathalie Cornett with Eller & Deitrich. (CD-2) (Public Hearing: 8/3/22) [PW 8/3/22; CC 8/3/22; CC 8/10/22] 22-624-2
- c. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7657 from RM-2 and RS-3 to RM-2 for property located west of the SW/c of E. 7th St. S. and S. Sheridan Rd. requested by Bobby Bromley. (Property owner: B + H Multi- Family) (CD-3) (TMAPC voted 9-0-0 to recommend **APPROVAL** of RM-2 zoning.) [UED 7/20/22; CC 8/3/22; CC 8/10/22] 22-647-3
- d. Consideration and possible approval, adoption, denial, amendment or revision of Rezoning Ordinance Z-7664 from RS-1 to CG with an Optional Development Plan for property located east of the SE/c of E. Admiral Pl. and S. 161st E. Ave. requested by Brian Letzig. (Property owner: Gabe Walker) (CD-6) (TMAPC voted 9-0-0 to recommend **APPROVAL** of CG zoning with an Optional Development Plan.) [UED 7/20/22; CC 8/3/22; CC 8/10/22] 22-648-3
- e. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to transfer unencumbered and unexpended appropriation balances of seven hundred sixty thousand dollars (\$760,000.00) between projects, departments, and accounts

within the 2020 GO Bond Fund Issue 2. [UED 8/3/22; CC 8/3/22; CC 8/10/22] 22-657-2

- f. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to make supplemental appropriations of one hundred fifty thousand dollars (\$150,000.00) recognized from unappropriated fund balance within the 2020 Sales Tax Fund. [UED 8/3/22; CC 8/3/22; CC 8/10/22] 22-665-2
- g. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2022-2023 budget to make supplemental appropriations of one hundred seventy thousand dollars (\$170,000.00) from grant revenues to be received from the Cities for Financial Empowerment Fund, and transfer grant match of twenty thousand dollars (\$20,000.00) from the General Fund to be received within the Non-Grant Miscellaneous Special Revenue Fund. [UED 8/3/22; CC 8/3/22; CC 8/10/22] 22- 666-2
- h. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending the fiscal year 2021-2022 budget to make supplemental appropriations of one million, four hundred forty-six thousand, two hundred dollars (\$1,446,200.00) from unassigned fund balance within the General Fund, and twenty-five thousand, four hundred dollars (\$25,400.00) from unassigned fund balance within the Equipment Management Services Fund. [UED 8/3/22; CC 8/3/22; CC 8/10/22] 22-669-2
- i. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 5, "Boards, Commissions and Committees"; enacting a new Chapter 9, titled "Disqualification and Removal of Appointees"; stating the purpose for enacting this chapter; prescribing conditions and procedures for the disqualification and removal of appointees; providing exemptions and limitations on conditions and procedures for disqualification and removal of appointees; permitting consideration of absences occurring twelve months before the effective date of this ordinance. **(Emergency Clause)** [UED 8/3/22; CC 8/3/22; CC 8/10/22] 22-654-2
- j. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Tulsa Revised Ordinances, Title 14, "Fire Prevention Code"; adding a new section, Section 105.6.49, "Decorative Hydrant Permit," allowing a permit for the painting or decorating of a fire hydrant; amending Section 507.5.1.3, "Fire Hydrant Color" by the addition of an exception to the rule; adding a new section, Section 507.5.1.4, "Decorating or Painting of Fire Hydrants Without A Permit," forbidding the alteration of a fire hydrant without a permit; providing rules and regulations for the painting and decorating of city fire hydrants. **(Emergency Clause)** [PW 8/3/22; CC 8/3/22; CC 8/10/22] 22- 656-2
- k. Consideration and possible approval, adoption, denial, amendment or revision of an Ordinance amending Title 35, Tulsa Revised Ordinances, titled "Infrastructure Development", Chapter 6, "Familiar Rights of Way Activities", Section 602, "Required Sidewalk and Fee-in-Lieu Option", Subsection J, "Determination of Sidewalk Fees"; providing an operative date of September 1, 2022. **(Emergency Clause)** [PW 8/3/22; CC 8/3/22; CC 8/10/22] 22-664-2

Public Comments:

John Huffines – 7.i.

James Alexander, Jr. – 7.i.

There was Council discussion.

Councilor Lakin moved to approve 7.b – 7.k with the emergency clause on 7.i – 7.k with the following amendment to 7.i of additional language, “during their current term”. Councilor Cue seconded the motion.

ROLL CALL:

Hall-Harper	Absent	Dodson	Yea
Cue	Yea	Decter Wright	Yea
Patrick	Yea	Lakin	Yea
McKee	Yea	Fowler	Yea
Arthrell-Knezek	Yea		

Yeas: 8 Nays: 0 Absent: 1 Abstentions: 0

Motion carried.

8. COUNCIL ITEMS

- a. Councilors’ announcements and reports on current community events, activities, efforts, and concerns. Other than announcements and reports, no discussion will ensue.

Councilor Dodson reminded everyone that there would be a City of Tulsa Career Expo at the Cox Business Center on August 17, 2022. Councilor McKee reminded everyone about the Election on August 23, 2022. Councilor Decter Wright discussed the need for Election volunteers.

9. NEW BUSINESS

- a. No items this week.

10. HEARING OF APPEALS

- a. **PULLED:** Hearing of an appeal from a hearing officer’s decision requested by Chris and Sondra Crank, through their attorney, Robert Perugino, and possible reversal, affirmation, or modification of an Order of Abatement, regarding a dilapidated structure located at 3808 South Union Avenue, Tulsa, Oklahoma, 74107, in Working In Neighborhoods (WIN) Demolition Case No. NIDEM-059053-2022. [CC 8/10/22] 22-717-1

11. HEARING OF PUBLIC COMMENTS

- a. Kerstin Henry – Concerns regarding Tulsa Animal Welfare and the City of Tulsa animal shelter. [CC 8/10/22] 22-714-1

Kerstin Henry addressed the Council.

12. ADJOURNMENT

- a. Adjournment.

Chair Decter Wright adjourned the meeting at 7:24 P.M.

Lori Decter Wright, Chair of the Council

Lori Doring, Secretary to the Council